

Apartment Rent Ordinance
Public Correspondence

Statements in Support

Statements in Opposition

Correspondence in favor of strengthening the
Apartment Rent Ordinance

Fulton, Sara

From: Jaqueline Ramirez [REDACTED] >
Sent: Wednesday, October 21, 2015 1:38 PM
To: Grabowski, Ann; Chen, Wayne
Subject: Public Comment on Rental Ordinance
Attachments: Statement for Rental Ordinance Reform.docx

Good afternoon,

I was just informed that the Advisory Committee would be hearing public comments this evening regarding the San Jose rental ordinance, including the debt service pass through.

Unfortunately, because of my relocation, I cannot attend the meeting, but I was told that I could provide you with a statement about my personal experience for the Committee's consideration.

I have attached this statement and am happy to respond to any questions that the Committee might have.

Thank you!

Jaqueline C. Ramirez

Fair Housing Coordinator

Project Sentinel



Dear Mr. Mayor and Honorable Council Members:

My name is Jaqueline Ramirez and I just lost my housing at a building covered by the Rental Ordinance because of its severe weaknesses. While me and my neighbor's case is lost, I truly hope that you will consider our story and make the reforms necessary to help your constituents and the residents of San Jose.

I fully support the effort to decrease the allowable percentage increase to 2% from 8%. However, this does not go far enough. Most people are not aware that one of the biggest weaknesses in the Ordinance is the Increase of Debt Service clause. This clause, which is actually an exception to the already very generous increase limits, allows owners who newly purchase buildings that are subject to the Ordinance to pass on their mortgage to the existing tenants and exceed the allowable 8 and 21%. In my case, this exception to the ordinance allowed my landlord to raise my rent 31%. My neighbors all received similarly shocking increases.

Consequently, my neighbors and I participated in the mandatory arbitration and had to go through the humiliating experience of basically, begging our new landlord not to raise the rent so that we could keep our housing. Landlords are fully aware of this huge loophole in the existing ordinance and take full advantage.

It was horrible enough to realize that such a huge loophole existed in the Ordinance. In addition to this I then had to experience the arbitration process which also completely favors the landlord. For example, the landlord was required to submit the documents outlined in the Ordinance, including their cost worksheet. HOWEVER, I was not allowed to have a copy of these documents prior to the arbitration hearing. This left my neighbors and me in a position where we were unable to adequately prepare for the arbitration and in a weak bargaining position. Furthermore, because of tenant's limited resources there is little that can be done to prove that the sale and purchase of buildings was truly an "arm's length" transaction. Again, giving the landlord's all of the advantage.

In my case, we were lucky enough that one of the tenants in our building happened to work for a non-profit who was somewhat familiar with the ordinance and who had an attorney willing to speak on our behalf. BUT, even with these resources and the fact that my neighbors and I came together to try and stop the increase, the reality is that the law completely favored the landlord and left us, as tenants, without recourse. This cannot be what the authors of this Ordinance had in mind.

I am a San Jose resident (for the time being), I have a full-time job at a local non-profit fighting against housing discrimination, I have a bachelor's degree from SFSU and a law degree from Santa Clara School of Law and can still no longer afford to remain in San Jose.

I refuse to believe that you as my elected representatives find it acceptable that people that work in your community to try and provide services to the community cannot actually afford to live in the community. San Jose residents deserve better. Landlords have all of the financial resources to price out tenants, but as tenants with limited means all we have are our elected representatives to protect us. So

once again, I ask that you help the working people of San Jose and make the necessary reforms to this Rental Ordinance.

Fulton, Sara

From: L.A. Kurth [REDACTED]
Sent: Wednesday, October 21, 2015 12:46 PM
To: Grabowski, Ann
Subject: Apartment Rental Ordinance

Dear Ann,

I'm a San Jose resident in district 6 and a community college teacher, and I'm very concerned about the enormous increases in rent my friends, colleagues, and students are experiencing. Several co-workers at De Anza College have had to move much further away because of rent increases. One used to be able to use public transit. Now she can't, so that's another person on the freeway. The increased traffic and pollution, which many have commented on, affects everyone, renters and owners.

Another was able to find an apartment (both she and her husband are professionals) but they won't be able to buy a house for many years, if ever, because their potential savings are eaten up by rent.

One of my students pays \$700 to rent a couch in a living room.

Many others live at home even though they are in their late twenties because even with full-time work, an apartment is out of reach.

About a quarter of San Jose's children live in poverty. It isn't right when families work fulltime but have to all live together in one room because that's all they can afford.

We need to protect those who are trying to make their way into adult life. Besides the obvious protections from rent increases in Section 8 housing (which needs to be expanded), we need to expand rent control to units built up to 1995 [I believe that's the date]--which is legal even under Costa-Hawkins.

We absolutely need just cause for eviction because otherwise, renters have zero power against abuse and greed. The current situation is not sustainable, and we cannot afford to wait to take these small measures. I believe our next move should be to abolish Costa-Hawkins.

Thank you.

Cordially,
Lita Kurth

SILICON VALLEY RENTERS RIGHTS COALITION STATEMENT OF PRINCIPLES

San Jose is experiencing a rental housing crisis of historic proportions. Rents have been increasing at 10% or more every year since 2010, with no end in sight. The average two-bedroom apartment rent here is now over \$2500.

A quarter of San Jose renter families pay over half their income for rent, causing needless suffering, overcrowding, stress, code violations, dislocation, and often homelessness. Renters priced out of our city are forced to commute long distances to work here, clogging our highways and damaging the environment and our quality of life. A recent study shows that homelessness in our region costs local governments over half a billion dollars a year.

This is a humanitarian crisis.

Strengthening San Jose's rent ordinance is a cost effective solution that will stabilize rents for tens of thousands of working families, seniors, people with disabilities, and others at risk of displacement. Silicon Valley has some of the highest rents in the country, yet San Jose's existing rent ordinance is far weaker than those in other Bay Area cities that are similarly impacted. There is no legitimate reason why San Jose's renters should be denied the same protection available in nearby communities.

We must act now to prevent displacement of low- and moderate-income tenants, and to promote the stability of our neighborhoods, by passing strong renters' rights protections.

- 1) Reduce the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%. The current 8% allowable rent increases cause severe hardship to tenants, increase homelessness, and result in a continuing erosion of San Jose's existing affordable housing stock, as rents rise year to year to levels beyond the financial capacity of working families.
- 2) Require landlords to demonstrate just cause before terminating tenancies, as required in other large California cities. Tenancy terminations have doubled in San Jose from 2011-14. Just Cause eviction protections safeguard tenant rights while still allowing landlords to terminate tenancies for misconduct.
- 3) Ensure that the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible. The City should revise the ordinance to cover market-rate units that are rented to tenants with Section 8 Housing Choice vouchers and other tenant-based subsidies, and study expanding the ordinance's coverage to units constructed between 1979 and 1995.
- 4) End discrimination against tenants with Section 8 housing choice vouchers and other housing subsidies, either by ordinance or by effective incentives. San Jose relies heavily on Section 8 vouchers for housing the homeless, and the refusal of private landlords to rent to Section 8 tenants exacerbates the problem of homelessness in our community.

Affordable Housing Network of Santa Clara County, Silicon Valley Debug, People Acting in Community Together (PACT), Working Partnerships USA, Sacred Heart Housing Action Committee, Law Foundation of Silicon Valley

Fulton, Sara

From: Henry Millstein [REDACTED]
Sent: Wednesday, October 21, 2015 8:30 PM
To: Grabowski, Ann
Subject: Apartment Rental Ordinance

Dear Ms. Grabowski,

I'm not a tenant myself, but as a resident of San Jose I'm concerned about the livability of my city. Rent gouging and evictions are driving people we need—teachers, firemen, police, and many others—out of the city, or, sometimes, into homelessness. The city government has the power to put the brakes on this.

Specifically, I want to see our city government act by doing the following:

- Reducing the annual increases allowed by San José's Apartment Rent Ordinance from 8% down to no higher than 2%.
- Requiring landlords to demonstrate just cause before terminating tenancies, as required in other large California cities.
- Ensuring that the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible, including smaller units and units rented to Section 8 voucher holders.
- Ending discrimination against tenants with Section 8 housing choice vouchers and other housing subsidies, either by ordinance or by effective incentives.

These are practical initiatives that have been tried, and have worked, in other cities in California and elsewhere in the country. It's time for the City Council to step up to the plate with bold steps to counter the outrageous cost of housing here.

Sincerely yours,
Henry Millstein
[REDACTED]

Fulton, Sara

From: Barbara Nolley [REDACTED]
Sent: Thursday, October 22, 2015 4:59 PM
To: Grabowski, Ann
Subject: Apartment Rental Ordinance

I pray that the city of San Jose will not pass the law that the landlords can raise the people rent cause that will be the cause of more and more people to be forced out on the streets, please think about those that have lived here for years and just and can't afford a rent raise , and the ones that will be most affected will be the elderly and hard working senior cause a lots of us would have to stop eating if you allow the landlords to raise the rents. and most of us can't even afford legal help for legal aid is truly a joke when it comes to landlord tenants issues. just because we are ole we shouldn't be pushed unto the streets do to the fact that we aren't high tech person.

Sincerely

Barbara Nolley

Fulton, Sara

From: Barbara Nolley [REDACTED]
Sent: Thursday, October 22, 2015 5:12 PM
To: Grabowski, Ann
Subject: No more raising of the rents in San Jose CA, NO MORE RAISING THE RENTS

I'm a senior who is raising my disabled grandson and we have lived in this apartment for about nine years and we live here cause of the grandson disability he has bad lungs and this is suppose to be a smoke free apartment complex and our rent is now \$1,380.00 per month and if it was raised we would have no were to move to and we live in fear each and everyday that the landlord will raise our rent and then were would we go. We don't have housing, and everyday I see single moms being put out of this complex for a wrong doing manager who lies on tenants who have been here for 9 or more years , And I say and think everyday will we be next so I begging please don't allow greedy landlords to raise the rent for the rent is high enough as is, for everyone needs a place to call home and things have gotten so expenisive here in San Jose as it is and we don't need more homeless.

Sincerely
Barbara Nolley

Grabowski, Ann

From: Richard Garvin [REDACTED]
Sent: Friday, October 23, 2015 4:04 PM
To: Grabowski, Ann
Subject: Rental woes in San Jose

Ms. Grabowski,

Lita Kurth, from the Sacred Heart Housing Action Committee and also a colleague at De Anza College, told me you were looking for examples of problems resulting from the housing crisis.

About a month ago my landlord informed me he was terminating my lease and gave 90 day notice to vacate, which ends at the end of December. I live in a fourplex in San Jose with my son, above them, and have been a steady tenant for over 13 years, paying currently about \$1600 for a very basic two bedroom apartment. Their reason was that wanted to renovate the apartment, which is ironic as the apartment is not up to standards and it has been historically difficult to get them to respond to upkeep and repairs. I am assuming of course that they want to raise rent and probably double it, which, in the current market, they may well be able to do. My landlord has reminded me on several occasions of my apartment's market value.

I thought I was protected by rent control, but I talked to Ramo Pinjic, in the San Jose Housing Department, and learned that they were within their rights, that they do not have to give any reason for termination since housing is currently just above the critical level of about 3%. I have since negotiated a 3-4 month extension with my landlord, though do not have that in writing.

I am a college English instructor, and a good one. I have 30 years experience in the field, having taught across a spectrum of schools, including Stanford, Santa Clara University, UC Santa Cruz, and several community colleges. Like too many in the field, I am a part-time instructor. Colleges have depended heavily on contingent labor for decades. I've seen numbers as high as 50%.

I have checked the current rental market, and it's unlikely I'll find anything comparable for less than \$2500-3000, most likely on the high end or higher, likely much further out, as much as 20 miles, and all I've see so far is below the quality what I currently rent. What that means is that I will have to pay some \$36,000 a year for rent. To translate in terms of my earnings, that rental is just above what I currently make for teaching 5 courses, the maximum I am allowed to teach at De Anza, a 5/8 load there, but really a much higher load at other schools. Though I have not made a firm decision, it simply does not make financial sense to remain here. The only way I can afford to stay is to try to scrounge up classes at other schools, as I have done in the past, and teach an overload, commuting across the bay. My other option is simply to leave the area—and the state—which I'm considering heavily. I may retire early at 63, though will pay a price.

But I'm at the top of my pay scale. Other part-timers starting out make as little as almost half what I make. They will be at the mercy of their landlords, and I don't know what's to keep those from following suit. And it's not just part-time labor. I know full-time instructors who, renters, are struggling now. Entry level full-time instructors, at lower pay, will have trouble justifying coming here, as will grade school teachers. The security of home ownership won't be an option for many. And I haven't talked about other civil servants and those with comparable pay.

Nor have I talked about my students. Most at De Anza come from lower income families.

Community servants always suffer first, but it's hard to believe that the whole texture of the quality of life in San Jose and the area won't be severely affected.

Are you familiar with the article about this in *The Atlantic*? Google:

The Atlantic Is Silicon Valley Driving Teachers Out?

To find it. Some spam filters block emails with links.

Much thanks for listening, best with your efforts, and I hope you find some solution.

Gary Garvin
De Anza College
San Jose

Grabowski, Ann

From: mimerco [REDACTED]
Sent: Friday, October 30, 2015 2:23 PM
To: Grabowski, Ann
Subject: RENT CONTROL SPEEDY IMPLEMENTATION

Ann Grabowski,
I am a renter in San Jose, I agree that we must ask for an ordinance to control -out of control- sky high rents.
We the people need extraordinary, speedy rent-control ordinance.
Please advise.

J. Arias

[REDACTED]

Grabowski, Ann

From: Carol Stephenson [REDACTED]
Sent: Monday, November 02, 2015 3:40 PM
To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; district6@sanjoseca.gov; District7; District8; District9; District 10; Grabowski, Ann
Subject: Renters need action

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

I am very sad that my family cannot continue to live here in San Jose. It has broken up my sibling and my children cannot hope to afford to live here. I am terribly worried about what this means for our future.

San Jose renters and our overall community need action now.

Sincerely,
Carol Stephenson

Carol Stephenson
[REDACTED]
[REDACTED]

From: [Nichole Borinaga](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Wednesday, November 04, 2015 6:29:17 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Nichole Borinaga

[REDACTED]
[REDACTED]

From: [Elizabeth Neely](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Wednesday, November 04, 2015 9:41:01 PM

Mayor and Council City Council,

Dear Mayor and Council,

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San Jose renters and our overall community need action now.

Sincerely,

Elizabeth Neely

██████████

████████████████████

From: [Victor Lecha](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Wednesday, November 04, 2015 9:51:01 PM

Mayor and Council City Council,

Dear Mayor and Council,

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San Jose renters and our overall community need action now.

Sincerely,

Victor Lecha III, MSW
NASW South Bay Social Justice Chairman
Affordable Housing Network Activist
Housing for All Alliance

Victor Lecha

[REDACTED]

[REDACTED]

From: [DeeJay Palaruan](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 05, 2015 3:40:22 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

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San Jose renters and our overall community need action now.

Sincerely,
DeeJay Palaruan

DeeJay Palaruan

[REDACTED]

[REDACTED]

From: [Laura Munoz](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 05, 2015 5:09:14 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

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There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Laura Munoz

[REDACTED]

[REDACTED]

From: [Tiffany maciel](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 05, 2015 6:02:41 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

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In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Tiffany maciel

████████████████████

██

From: [Maureen Chandler](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 05, 2015 7:09:13 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

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There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,
Maureen Chandler

Maureen Chandler

[REDACTED]

[REDACTED]

From: [Shannon Nickerson](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 05, 2015 7:25:00 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

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In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Shannon Nickerson

[REDACTED]

[REDACTED]

From: [Linda Fussell](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 05, 2015 8:02:37 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

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There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,
Linda Fussell

Linda Fussell

[REDACTED]

[REDACTED]

From: [Karen Patrick](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 05, 2015 8:25:56 AM

Mayor and Council City Council,

Dear Mayor and Council,

I'm a social work and I see the effects of the housing crisis every day, many go with a complicated process to get a housing voucher and yet cannot use them and continue to be homeless and landlords and housing companies will not accept them.

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

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There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Karen Patrick

[REDACTED]
[REDACTED]

From: [Kym Armbruster](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 05, 2015 10:02:04 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,
Kym Armbruster

Kym Armbruster

[REDACTED]

[REDACTED]

From: [Lindsey Mansfield](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 05, 2015 10:32:05 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
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- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Lindsey

Lindsey Mansfield

[REDACTED]

[REDACTED]

From: [Lindsey Mansfield](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 05, 2015 10:32:05 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Lindsey

Lindsey Mansfield

[REDACTED]

[REDACTED]

From: [Charlene Carter](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 05, 2015 10:59:48 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Charlene Carter

[REDACTED]

[REDACTED]

From: [Jason Rodriguez](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 05, 2015 11:32:59 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,
Jason Rodriguez

Jason Rodriguez

[REDACTED]

[REDACTED]

From: [N. Dawn Isis](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action asap!!
Date: Thursday, November 05, 2015 11:56:38 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, and dealing with code violations in fear of speaking up and being retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from the current unrealistic 8% down to something more reasonable, no higher than 2% - 3%.
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now. Our whole community suffers when our lower income residents are forced out - many the children of long-time residents who are homeowners. Campbell is going thru the same thing as San Jose.

Sincerely,

N. Dawn Isis

Campbell

N. Dawn Isis

[REDACTED]

[REDACTED]

From: [janice carolina](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 05, 2015 5:28:49 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

janice carolina

████████████████████
██

From: [kennedy connor](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 05, 2015 9:35:45 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

kennedy connor

[REDACTED]

[REDACTED]

From: [Desiree Acosta-Burton](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Friday, November 06, 2015 12:39:22 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

We may be the poor but we are educated. Santa Clara County is in the process of Gentrification. The people we have elected must step in.

Sincerely,

Desiree Acosta-Burton

Desiree Acosta-Burton

[REDACTED]

[REDACTED]

From: [Jonnie Gault](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Friday, November 06, 2015 1:09:26 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely

Jonnie Gault

Jonnie Gault

[REDACTED]

[REDACTED]

From: [Angelynn Hermes](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Friday, November 06, 2015 7:09:11 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

This city needs workers. We need service industry workers, custodial staff, child care providers, social workers, construction workers. We need low and middle income families. These groups and more are being pushed out of this region by prohibitively high rents. It's not fair, it's not right, and it's not good for anyone.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Angelynn Hermes

Angelynn Hermes

[REDACTED]
[REDACTED]

From: [Linda Mitchell](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Friday, November 06, 2015 11:46:20 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Linda Mitchell

[REDACTED]
[REDACTED]

From: [Hiền Nguyen](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Friday, November 06, 2015 6:16:39 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
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- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Hiền Nguyen

██████████

████████████████████

From: [Jenny Estruth](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Saturday, November 07, 2015 10:17:44 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
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- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Jenny Estruth

[REDACTED]

[REDACTED]

From: [Yesenia Guerrero](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, November 19, 2015 3:42:33 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Yesenia Guerrero

████████████████████
████████████████████

From: [Arreola Mireya](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Tuesday, November 24, 2015 3:58:54 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Arreola Mireya

[REDACTED]
[REDACTED]

From: [Susan Price](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Tuesday, November 24, 2015 8:07:14 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Susan Price

[REDACTED]

[REDACTED]

From: [N. Dawn Isis](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); district6@sanjoseca.gov; [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action immediately!!
Date: Friday, November 27, 2015 3:47:44 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and other nearby cities, and forced to commute long distances; living in overcrowded housing; living in fear of speaking up about code violations and repairs needed in their living quarters for fear of retaliation by eviction.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now. I actually live in Campbell and we are having the same problem here - long-time renters being forced to move by huge rent increases. This has got to stop!

Besides causing great suffering, destabilizing & overstressing our population is not good for the economy, either!

Sincerely,

N. Dawn Isis

N. Dawn Isis

[REDACTED]

[REDACTED]

From: [Lisa Shaffer](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Saturday, December 05, 2015 12:22:36 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Lisa Shaffer

[REDACTED]
[REDACTED]

From: [Rocio Solis](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Friday, December 04, 2015 5:04:03 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Rocio Solis

[REDACTED]

[REDACTED]

From: [ivonne fragozo](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Friday, December 04, 2015 4:32:16 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

ivonne fragozo

[REDACTED]

[REDACTED]

From: [Maria Moreno](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Friday, December 04, 2015 3:21:58 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

- Reducing the annual increases allowed by San Jose's Apartment Rent Ordinance from 8% down to no higher than 2%
- Requiring landlords to demonstrate just cause before terminating tenancies
- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
- Ending discrimination against tenants with Section 8 housing vouchers

In a recent poll, 72% of those surveyed express some degree of support for "adopting a rent control law that limits rent increases in San Jose to no more than 2 percent annually."

There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Maria Moreno

[REDACTED]
[REDACTED]

From: [Marta Avelar](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Friday, December 11, 2015 9:36:44 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

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San Jose renters and our overall community need action now.

Sincerely,

Marta Avelar

[REDACTED]

[REDACTED]

San Jose, California 95122

From: [Destiny Nguyen](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, December 10, 2015 8:33:29 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

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San Jose renters and our overall community need action now.

Sincerely,

Destiny Nguyen

[REDACTED]

[REDACTED]

San Jose, California 95148

From: [John Nguyen & Anna Tr Nguyen](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, December 10, 2015 8:30:28 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

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San Jose renters and our overall community need action now.

Sincerely,

John Nguyen & Anna Tr Nguyen

[REDACTED]

[REDACTED]

San Jose, California 95133

From: [Guadalupe Ortiz](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, December 10, 2015 4:35:06 PM

Mayor and Council City Council,

Dear Mayor and Council,

It is time for the city council to rein in skyrocketing rent. All working and middle class people are being forced into a lower living standard because landlords are charging exorbitant rent.

The city must continue to create more affordable housing rather than letting the shortage create a competitive market where middle class and working people don't have an opportunity to live in decent areas of San Jose.

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

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- Ensuring the Apartment Rent Ordinance's rent stabilization protections cover as many housing units as possible
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San Jose renters and our overall community need action now.

Sincerely,

Guadalupe Ortiz

[REDACTED]

[REDACTED]

San Jose, California 95125

From: [Donna Furuta](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Thursday, December 10, 2015 3:53:44 PM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

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San Jose renters and our overall community need action now.

Sincerely, Donna Furuta

Donna Furuta

[REDACTED]

[REDACTED]

SAN JOSE, California 951332736

From: [Lucia Camacho](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [district6@sanjoseca.gov](#); [District7](#); [District8](#); [District9](#); [District 10](#); [Grabowski, Ann](#)
Subject: Renters need action
Date: Wednesday, December 09, 2015 11:09:49 AM

Mayor and Council City Council,

Dear Mayor and Council,

Our community is in a housing crisis.

Renters are being pushed out of San Jose and are commuting long distances or are living in overcrowded housing, dealing with code violations with fear of speaking up and getting retaliated against and evicted.

We believe the City of San Jose must respond to this crisis by:

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There is overwhelming support for action on this issue and are looking to your leadership to respond.

San Jose renters and our overall community need action now.

Sincerely,

Lucia Camacho

[REDACTED]

[REDACTED]

San Jose, California 95122

Correspondence opposed to strengthening the Apartment Rent Ordinance

Fulton, Sara

From: Chen, Wayne
Sent: Thursday, October 01, 2015 12:23 PM
To: Grabowski, Ann
Subject: Public comment - Fw: Changes in Rent Control

for our records

From: Caroline Schuyler [REDACTED]
Sent: Thursday, October 1, 2015 11:24 AM
To: Chen, Wayne
Subject: Changes in Rent Control

Dear Mr. Chen --

My name is Caroline Schuyler and I own and manage two rental properties in San Jose: one 12-unit building and one 4-unit building. Both of these properties are under the San Jose Rent Control Ordinance. I would like to take this opportunity to share my concerns about the current proposals to change the Rent Control Ordinance.

I have been informed regularly that the existing Rent Control Ordinance has worked successfully to control rent increases and Just Cause issues for the rental properties built prior to 1979. It has required notification by the owner/manager to City Housing within 5 days of any termination of the rental agreement. There are required forms to submit and tenants are permitted to make any challenges. This process prevents abuse of evictions for the purposes of getting greater rental increases. Property owners have demonstrated that we can live with the current program and do not see the need to make any significant changes.

Most of these buildings are over 50 years old, many are owned by "Mom and Pop" owners who have been responsible in providing good property management. The properties have provided a source of income for retirement benefits for many Mom and Pop owners who are on a fixed income.

These older buildings under the current rent control require more maintenance, replacement of equipment, and the cost of repairs have continued to increase. The 8% allowed increase by Rent Control barely covers many of the expenses now presented by these older buildings. A 4% increase would cause many owners a hardship to provide attractive apartments in desirable neighborhoods.

It would be difficult to select good tenants if Just Cause is required. The process for the termination of the rental agreement under the existing Rent Control is cumbersome at best, but it has worked well for the past 12 years. There is no need to "fix a problem that is not broken" It is not possible to evict tenants for the purpose of getting higher rents as it is prohibited under Rent Control now.

Rent Control is a political effort to deal with economic events for a select class of people. It does not do anything to develop adequate housing for the community. The current problem of higher rents is the failure of local government to provide adequate housing for lower income families as most efforts are towards getting larger and bigger housing developments that provide more taxes for local government. These large housing developments include apartments that are not under Rent Control, yet the rents are higher. The San Jose

Mercury News reported on Sept. 16, 2015 that the building industry has asked the Supreme Court to hear challenge to the San Jose affordable housing law which is supposed to help the homeless. It is a stepping stone to creating greater housing for low income families. Because of the rising property values and higher rents for units in the newly constructed apartment complexes, which have no City controls, a ripple effect for affordable housing occurs throughout the entire community. The existing rental housing now becomes a target blame for what is occurring.

Almost all large cities with Rent Control, such as New York and San Francisco, have the highest rents and the need for low cost housing is not addressed. It is now happening in San Jose.

The issues brought forth by those advocating increased rent control because of owners not following the rules should be required to produce documentation as to claims about problems now so that it can be verified. (i.e. The property site, the owner, and specific information regarding claims of evictions for the purpose of rent increase, discrimination, actual specific incidents to include dates and names) To our knowledge this has not been done. Twelve years ago many statements supporting the claims by those wishing greater rent control rules were brought before the City Council by persons who were not required to show proof of City residence by statement of name and address. Many were not residents of the city and were actually “bused” to the chambers and provided with a pizza dinner afterwards.

If there are conditions claimed unsuitable for human habitation why has not San Jose City Code Enforcement been able to deal with the problems under the current rules? These are City problems. Every year before a Residential License can be obtained there are several conditions about the rental property that require a signature to confirm they meet current habitable standards. If a property is not in compliance, who enforces these rules?

Why punish those who are in compliance because of the failure of the City to deal with those who are not. Many rental property owners want good tenants who take care of their property, who are good neighbors, and an asset to the community. Many owners take pride of their neighborhood. Those who do not meet the standards of their neighborhood need to be held responsible when problems arise. It is my hope you will consider these factors in your process of gathering information for changes in Rent Control. Thank you.

Caroline Schuyler
Manager
MCMS Properties LLC and SMPS Properties LLC

Fulton, Sara

From: Chen, Wayne
Sent: Thursday, October 01, 2015 12:26 PM
To: Grabowski, Ann
Subject: Public comment - Fw: Letter for the Advisory Committee for the Rent Control Ordinance

for our records

From: Edwin Stafford [REDACTED]
Sent: Wednesday, September 30, 2015 11:58 AM
To: Chen, Wayne
Subject: Letter for the Advisory Committee for the Rent Control Ordinance

My name is Edwin Stafford. I own a 12 unit rental property at 2994 Huff, San Jose, Ca. This property is under the San Jose Rent Control Ordinance. I am also the president of the Magliocco-Huff owners Association. There 33 rental properties in the Magliocco and Huff area, all under Rent Control. I wish to share some thoughts about the current proposals to change the Rent Control Ordinance. Our group has met annually with members of the San Jose Housing regarding the existing Rent Control Ordinance. We have been informed regularly that the existing Rent Control Ordinance has worked successfully to control rent increases and Just Cause issues for the rental properties built prior to 1979. It has required notification by the owner/manager to City Housing within 5 days of any termination of the rental agreement. There are required forms to submit and tenants are permitted to make any challenges. This process prevents abuse of evictions for the purposes of getting greater rental increases. We have demonstrated we can live with the current program and do not see the need to make any significant changes. Most of these buildings are over 50 years old, many are owned by "Mom and Pop" owners who have been responsible in providing good property management. The properties have provided a source of income for retirement benefits for many Mom and Pop owners who are on a fixed income. These older buildings under the current rent control require more maintenance, replacement of equipment, and the cost of repairs have continued to increase. The 8% allowed increase by Rent Control barely covers many of the expenses now presented by these older buildings. A 4% increase would cause many owners a hardship to provide attractive apartments in desirable neighborhoods. It would be difficult to select good tenants if Just Cause is required. The process for the termination of the rental agreement under the existing Rent Control is cumbersome at best, but it has worked well for the past 12 years. There is no need to "fix a problem that is not broken" It is not possible to evict tenants for the purpose of getting higher rents as it is prohibited under Rent Control now. Rent Control is a political effort to deal with economic events for a select class of people. It does not do anything to develop adequate housing for the community. The current problem of higher rents is the failure of local government to provide adequate housing for lower income families as most efforts are towards getting larger and bigger housing developments that provide more taxes for local government. These large housing developments include apartments that are not under Rent Control, yet the rents are higher. The San Jose Mercury News reported on Sept. 16, 2015 that the building industry has asked the Supreme Court to hear challenge to the San Jose affordable housing law which is supposed to help the homeless. It is a stepping stone to creating greater housing for low income families. Because of the rising property values and higher rents for units in the newly constructed apartment complexes, which have no City controls, a ripple

effect for affordable housing occurs throughout the entire community. The existing rental housing now becomes a target blame for what is occurring.

Almost all large cities with Rent Control, such as New York and San Francisco, have the highest rents and the need for low cost housing is not addressed. It is now happening in San Jose.

The issues brought forth by those advocating increased rent control because of owners not following the rules should be required to produce documentation as to claims about problems now so that it can be verified. (i.e. The property site, the owner, and specific information regarding claims of evictions for the purpose of rent increase, discrimination, actual specific incidents to include dates and names) To our knowledge this has not been done. Twelve years ago many statements supporting the claims by those wishing greater rent control rules were brought before the City Council by persons who were not required to show proof of City residence by statement of name and address. Many were not residents of the city and were actually "bused" to the chambers and provided with a pizza dinner afterwards.

If there are conditions claimed unsuitable for human habitation why has not San Jose City Code Enforcement been able to deal with the problems under the current rules? These are City problems. Every year before a Residential License can be obtained there are several conditions about the rental property that require a signature to confirm they meet current habitable standards. If a property is not in compliance, who enforces these rules?

Why punish those who are in compliance because of the failure of the City to deal with those who are not.

Many rental property owners want good tenants who take care of their property, who are good neighbors, and an asset to the community. Many owners take pride of their neighborhood. Those who do not meet the standards of their neighborhood need to be held responsible when problems arise.

It is my hope you will consider these factors in your process of gathering information for changes in Rent Control. Thank you,

Edwin Stafford, President Magliocco-Huff owners Association.

Fulton, Sara

From: Chen, Wayne
Sent: Tuesday, October 06, 2015 3:31 PM
To: Grabowski, Ann
Cc: Morales-Ferrand, Jacky
Subject: input on income qualifications

FYI for our records

From: Bo Liu [REDACTED]
Sent: Tuesday, October 6, 2015 3:28 PM
To: Chen, Wayne
Subject: Re: my email

Hi Wayne,

Thanks for the reply. The “income qualification of tenants” idea would produce more problems than solving any.

For every turn over, the average vacant time would be 2 months. During the low market time, the vacant time is longer. With this proposed limitation of the tenant income level requirement, it will take a lot longer time to find the new tenants. The cost of cleaning, repairing, replacing materials and parts to bring the unit back to rentable condition is very high. That is why evict a tenant is the last thing a landlord work do.

There are also specific questions to be answered:

- 1) Who will evict the existing tenant whose income is over the level?
- 2) Who will pay for the cleaning, repainting ...fees after the unit is vacant due to this type of eviction?
- 3) Who will cover the vacant cost caused by this type eviction?
- 4) What if the tenant has to work fewer hours to bring the income level down for fear of eviction?
- 5) People who earn higher income are also human beings. They have the right to stay as long as they pay the rent and follow the lease agreement.

My suggestions to the solutions:

In addition to build more affordable housing, to address the current urgent needs, San Jose might consider setting up a “rental-housing fund”. The rental-housing fund would help pay the difference between “market rents” and “affordable rents” for those tenants who are really in need, such as seniors and disabled people.

Local real estate developers and large corporates who bring the jobs to drive up the San Jose rental market could contribute to the fund.

A rental fund like this will address:

- (1) The tenant staying in their home
- (2) The landlord getting some return on their investments
- (3) Repairs to the property are made
- (4) Property values are maintained
- (5) Tenants and landlords working as team, not becoming enemies
- (6) More rental units will be available. If the supplies are up, the rent will be down.

Please don't consider the idea of “income qualification of tenants” to solve the housing shortage crisis.

Best regards,

Bo

On Mon, Oct 5, 2015 at 11:58 PM, Chen, Wayne <wayne.chen@sanjoseca.gov> wrote:
Hi Bo-

Yes, you have the basic idea. However, the discussion on Wednesday may lead to different ideas. For example, it may not be City staff that verifies tenant income; it may be that the owner/manager must verify both rents and incomes.

Again, at this point, we will just be discussing the idea and talking about what it means. Hope this helps.

Wayne

From: Bo Liu [REDACTED]
Sent: Sunday, October 4, 2015 7:23 AM

To: Chen, Wayne
Subject: Re: my email

Dear Wayne,

It was nice of you calling me back. I really appreciate your time.

I just want to further clarify this Wednesday's agenda (d) for a better understanding on "[inclusion of a requirement for income qualification of tenants in the ARO](#)"

My understanding through the phone conversation on how the "income qualification of tenants" works is:

- 1) For a potential renter, if the potential renter's income is above a level, he will not be eligible to rent the ARO unit
- 2) For an existing tenant, if the tenant's income is increased above the level, he will not be eligible to stay in the ARO rental unit anymore.
- 3) City will need to add staff to verify tenant's income. The owners of rental properties under ARO may need to pay more fees to support the expense of additional staff.

Please let me know if my understanding is accurate.

Best regards,

Bo Liu

On Fri, Oct 2, 2015 at 5:06 PM, Chen, Wayne <wayne.chen@sanjoseca.gov> wrote:
Ok, great!

From: Bo Liu [REDACTED]
Sent: Friday, October 2, 2015 5:06 PM
To: Chen, Wayne
Subject: Re: my email

Got your email.
Thank you!
Bo

On Oct 2, 2015, at 5:05 PM, Chen, Wayne <wayne.chen@sanjoseca.gov> wrote:

Hello Bo, thank you for the call. This is my email. Have a good weekend!

Wayne Chen

Acting Division Manager
City of San Jose Department of Housing
200 East Santa Clara Street, 12th Floor
San Jose, CA 95113
wayne.chen@sanjoseca.gov | www.sjhousing.org
ph: [408.975.4442](tel:408.975.4442)

Our mission is to strengthen and revitalize our community through housing and neighborhood investment.

[Follow us on Twitter!](#)

Fulton, Sara

From: Chen, Wayne
Sent: Wednesday, October 07, 2015 8:35 AM
To: Grabowski, Ann
Cc: Morales-Ferrand, Jacky
Subject: Public input about income qualification - Fw: Agenda for next Wednesday meeting
Attachments: 107 Meeting points.docx; ATT00001.txt

Ann, for our records.

Jacky, so you are aware of some of the initial input we're receiving.

From: Dan Pan [REDACTED]
Sent: Tuesday, October 6, 2015 11:19 PM
To: Chen, Wayne
Subject: Re: Agenda for next Wednesday meeting

Hi Wayne,

Based on the information you provided and our understand, our group did some further research and want to share some opinions for the income qualification as attached. Please feel free to contact us if you have any questions.

See you tomorrow!

Best regards,

Dan
Representative of BAHN
The Bay Area Homeowner Network

Wednesday 10/7/2015 meeting Preparation:

Agenda:

Presentation and discussion on the inclusion of a requirement for income qualification of tenants in the ARO

Action: Conduct straw poll on the inclusion of the income qualification of tenants in the ARO

Background Material: Tenant income certification worksheet for the existing deed-restricted affordable housing program.

Background for the discussion:

- Some people abuse rent control. They live in the units under ARO for many years even they have high enough income already, which is the opposite of the rent control.

Discussion:

- The "Tenant income certification worksheet" is for affordable housing program that subsidized by the government. Now it is being considering to be added to ARO. Does this mean that the private rental property owners under ARO will be running their private rental properties like government subsidized housing, which only rent to low income tenants? So when current tenants don't meet the income qualification any more, owners have to evict tenants with higher income limitation and look for lower income tenants. So landlords need to monitor and report tenants' income all the time in order to qualify them. It is very costly for landlord to do so. According to the discussed ARO, landlords have to follow the rent from previous tenant. Why are landlords punished to do so?
- This is forcing the private individual rental property owners to run a ware fare system.
- Large apartment complexes built after 1979 are not subject to this but small property owners who own older apartments, fourplex, or duplexes who can't afford to do this are being punished.
- If the existing tenant's income increases to above the qualification, he will not be qualified to stay in the ARO rental unit anymore and need to be evicted. The questions are:
 1. Who will evict the existing tenant then?
 2. Who will pay for the cleaning, repainting ...fees after the unit is vacant?
 3. Who will cover the vacant cost before the new tenant move in?
 4. What if the tenant used to work 40 hrs and now he choose to work 20 hrs only in order to be eligible to stay?
- As small property owners, like most of us, renting at the low end of the spectrum, they have to keep their cost low. They already their own painters, own advertisers, own plumbers, and own janitors as well. With new ARO, they have to be their own social workers, and lawyers. Please do not add the complications on the back of hard-working small property owners
- Good tenants with higher income may end up they can't find place to live any more!
- There is no way for small owners can handle these complex tasks. Low-income housing is a societal issue. It is a problem for the government who has unlimited resource to solve, not for individuals like small property owners. This is a City welfare, which shouldn't be out of property owners' pockets
- This program will add a lot of cost to city to run the program, at same time more financial burden on the ARO rental property owners. It is better to save those cost to help tenants in need.
- Another point is that maybe city should consider something on volunteer basis, ie, if a landlord kept the rent increase below annual 8%max limit, then entitle to incentive such as reduction or not increasing in his property tax for that year, using incentive to promote or encourage those good landlords who keep the rent increase reasonable each year, that is more fair as RC will punish all landlords, not productive
- Units under ARO are only for renters with lower income. Why renters with lower income can get that benefit? It is another way around of discrimination. So if you work hard, you will be punished.
- Since more units in San Jose will be covered under new ARO, it will end all engineers with high income can't find place to live in San Jose VS some vacant units under ARO, which will be a very awkward situation.

- No matter there is a qualification or not, government can't force landlords to do the processing: qualifying and monitoring income of tenant, evicting tenants with too high income, and finding right income tenants, etc will be very costly. I think some landlords will get bankrupt after several rounds of this process.
- As a landlord, when I look for tenants, I would judge if tenants have potential to get high income or not in order to save cost in the future. So good people will get discriminated.
- In the tight rent control cities, such as San Francisco, due to the very tight cap on the rent increase, tenants tend to stay in the rental unit even they don't need it anymore, some staying for decades. This situation will further reduce available rental units to needed people and keep other potential renters from having a fair chance to rent in the same area. This is exactly the problem that the tight rent control causes. San Jose should not go the same way as San Francisco and further tighten the rent control to create this type of rent control abuses. There should be no change on the current San Jose rent control ordinance.
- The conclusion: If no tight rent control, it will not create rent control abuse and will not need to have income qualification for tenants.

WEDNESDAY, OCTOBER 7, 2015 AT 3:49 PM

Duplexes

1) Duplexes are the most likely property to be taken off the market under new ARO if the RPO was losing money (and most will).

a. Many can be converted to a single family homes. This would remove 2 units.

b. If not converted, one unit will likely be owner occupied if it is losing money, with a relative or tenant living in the second unit. This would remove 1-2 units.

c. Even if the RPO has held the property for a long time and was profitable, they would likely sell to owner occupied buyer as rent control will eliminate the ability to recover the loses and other investors would likely not buy it at the same price as owner occupied. People pay more for a home than an investment.

2) The Cost of operating a Duplex in SJ is very high due to the price of a duplex unit.

Number of Duplexes Sold (found) past 12 months: 236 (472 units)
Average Sales Price per Duplex: \$880,000 (\$440,000 average per unit)

Assuming 20% Downpayment per unit, that is a monthly cost of :

Principle&Interest : \$1,731

Property Tax per unit : \$500 (\$6000 per year)

Insurance per unit: \$33.33 (\$400 per year)

Water : \$80

Waste: \$80

Landscaping: \$50

This does not include management or maintenance cost.

Minimum rent to cover costs would be \$2474. This would more likely result in rent of \$2700-\$3000 so the RPO can build some reserves for vacancy, etc. If the landlord charged \$2800 per month in rent, the tenant would have to make over \$100,000 to qualify on the application.

Given the high cost of Duplexes, a high percentage of owners will remove the units from the market. This will result in a sharp drop of available units in the San Jose market.

79° MOSTLY CLOUDY

WEDNESDAY, OCTOBER 7, 2015 AT 4:14 PM

Means Testing

Means Testing has many supporters and critics. I am not articulate in pros and cons.

However, let us examine the purpose of means testing. Why would something need a means test? The best I can figure is that it is a way to ensure people of enough means do not game public support and take from the public fund. That only those of little means can benefit from public support.

The problem here is, there is no public fund with rent control. It is a state-coerced subsidy from the Rental Property Owner to the Tenant. Person to person, no public stewardship of funds.

The means test could lead some in the public to conclude that this entire scheme is being funded by the public and over look the fact that low income housing is being funded by a small subset of RPOs.

It would be understandable to do a means test if San Jose or it's residents were paying anything into rent control.

• 75° PARTLY CLOUDY

Created in Day One

San Jose has taken the oldest rental properties and placed them into Rent Control. By definition these properties are older and require high rates of maintenance.

These properties represent only 39% of the total rental units in San Jose.

The thought of adding duplexes to those in rent control misses the point that people, who venture into purchasing a rental unit, usually start with a duplex. Their experience in management and maintenance drive them to sell or to seek professional help. These single duplex owners are older, and many have reduced incomes because of their retirement. They have a tendency not to raise rents but only to meet costs.

I have compiled three possible purchases of duplexes today:

Cash down	\$240,000	\$200,000	\$180,000
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Loan Amount	\$960,000	\$800,000	\$720,000
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Monthly pymt	\$ 5,933	\$ 4,956	\$ 4,465
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Sampling of monthly maintenance costs of three different duplexes:

\$ 888	\$ 582	\$ 1,075
---------------	---------------	-----------------

Total Monthly	\$ 6,821	\$ 5,538	\$ 5,540
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I hope the committee considers this information, which hopefully can be expanded. All public comment is anecdotal. Granted there are good tenants and good owners, but accurate information is absolutely imperative to reach and informed decision.

Respectfully submitted

David Eisbach

Estimated Costs of Purchase of a San Jose Duplex

Sale Price	\$1,200,000	\$1,000,000	\$900,000
20% Down	\$ 240,000	\$ 200,000	\$180,000
Loan Amt.	\$ 960,000	\$ 800,000	\$720,000
Principle/Interest	\$ 4,583	\$ 3,819	\$ 3,437
Property Tax	\$ 1,250	\$ 1,042	\$ 938
Insurance	\$ 100	\$ 95	\$ 90
Total PITI	\$ 5,933	\$ 4,956	\$ 4,465

Actual itemized costs of three 2 bedroom 1 bath duplexes:

Cleaning	\$ 55	Lawn Care	\$ 720	Lawn Care	\$1,260
Door repair	\$ 33	Property Mgt	\$4,314	Materials	\$ 57
Fence	\$1,193	Appliance Rep	\$ 75	Pest Service	\$ 660
Property Mgmt	\$4,134	Doors	\$ 265	Management	\$4,075
Floor	\$ 125	Misc	\$ 180	Electrical	\$ 371
Gutters	\$ 55	Plumbing	\$ 50	Fence	\$1,796
Paint	\$ 500	Trash	\$ 731	Paint	\$ 870
Miscellaneous	\$ 382	Water	\$ 653	Plumbing	\$1,195
Gas and Electric	\$ 58			Sprinklers	\$ 340
Trash	\$ 731			Trash	\$ 731
Water	\$1,995			Water	\$1,539
Lawn Care	\$1,400				
Total (\$888mo)	\$10,661	Total (\$582 mo)	\$6,988	Total (\$1,075)	\$12,894
PITI/ Maintenance	\$6,821		\$5,538		\$5,540
Break Even Rent	\$3,410		\$2,769		\$2,770

Fulton, Sara

From: Chen, Wayne
Sent: Friday, October 16, 2015 9:57 AM
To: Grabowski, Ann; Morales-Ferrand, Jacky
Subject: Fw: Please stop rent ordinance hearing before you inform all homeowners

FYI. I've received four of these letters already, all to form.

From: Ji Yang [REDACTED]
Sent: Friday, October 16, 2015 9:50 AM
To: The Office of Mayor Sam Liccardo; Jones, Chappie; Kalra, Ash; Peralez, Raul; Nguyen, Manh; Carrasco, Magdalena; Oliverio, Pierluigi; Nguyen, Tam; Herrera, Rose; Rocha, Donald; City Clerk; Fedor, Denelle; Chen, Wayne
Subject: Please stop rent ordinance hearing before you inform all homeowners

Dear Mayor, Vice Mayor, and Councilmen,

San Jose Rent Control was started from July 1979, 36 years ago. What you are doing now, is a drastic change, not something minor. To many property owners like us, this will largely impact our property value, reduce our rental income, change our business practices, or even force us to quit the rental business. For lots of us, this means the money for kids' education, or retirement income, or medical bills. For such an important issue, did the City send formal notice to inform each related property owners? We got to know this is because we are a group of hundreds small property owners, and a few of our group members happen to know it.

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We urge you to formally notify each and every property owner who are going to be impacted, including all the duplex owners. If Just Cause Eviction is part of the discussion, the City should inform all the rental property owners including single family, townhouse and condo owners. We urge you to hold the process and wait till all the property owners have received a notice Sent from my iPhone

Regards
Ji

Sent from my iPhone

Fulton, Sara

From: Chen, Wayne
Sent: Friday, October 16, 2015 9:58 AM
To: Grabowski, Ann
Subject: Fw: Please stop rent ordinance hearing before you inform all homeowners!

For our records

From: Lei Li [REDACTED]
Sent: Friday, October 16, 2015 9:49 AM
To: The Office of Mayor Sam Liccardo; Jones, Chappie; Kalra, Ash; Peralez, Raul; Nguyen, Manh; Carrasco, Magdalena; Oliverio, Pierluigi; Nguyen, Tam; Herrera, Rose; Rocha, Donald; City Clerk; Fedor, Denelle; Chen, Wayne
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Sincerely,

Lei Li

Fulton, Sara

From: Chen, Wayne
Sent: Friday, October 16, 2015 9:58 AM
To: Grabowski, Ann
Subject: Fw: Please stop rent ordinance hearing before you inform all homeowners!

for our records

From: Susan G [REDACTED]
Sent: Friday, October 16, 2015 9:44 AM
To: The Office of Mayor Sam Liccardo; Jones, Chappie; Kalra, Ash; Peralez, Raul; Nguyen, Manh; Carrasco, Magdalena; Oliverio, Pierluigi; Nguyen, Tam; Herrera, Rose; Rocha, Donald; City Clerk; Fedor, Denelle; Chen, Wayne
Subject: Please stop rent ordinance hearing before you inform all homeowners!

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Sincerely,
Susan Gao

Fulton, Sara

From: Chen, Wayne
Sent: Friday, October 16, 2015 9:58 AM
To: Grabowski, Ann
Subject: Fw: Please send formal notification to all the ARO property owners about undergoing Rent Control tightening

for our records

From: Jenny Zhao [REDACTED]
Sent: Friday, October 16, 2015 8:37 AM
To: The Office of Mayor Sam Liccardo; Herrera, Rose; Jones, Chappie; Kalra, Ash; Peralez, Raul; Nguyen, Manh; Carrasco, Magdalena; Oliverio, Pierluigi; Nguyen, Tam; Rocha, Donald; John@eichinger.com; Chen, Wayne
Cc: Jenny Zhao
Subject: Please send formal notification to all the ARO property owners about undergoing Rent Control tightening

Dear Mayor, Vice Mayor, and Councilmen,

San Jose Rent Control was started from July 1979, 36 years ago. What you are doing now, is a drastic change, not something minor. To many property owners like us, this will largely impact our property value, reduce our rental income, change our business practices, or even force us to quit the rental business. For lots of us, this means the money for kids' education, or retirement income, or medical bills. For such an important issue, did the City send formal notice to inform each related property owners? We got to know this is because we are a group of hundreds small property owners, and a few of our group members happen to know it.

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Best regards,

Yong Zhao

On behalf of BAHN (Bay Area Homeowners Network, a group of small housing providers)

Fulton, Sara

From: Chen, Wayne
Sent: Friday, October 16, 2015 10:25 AM
To: Grabowski, Ann
Subject: Fw: Please stop rent ordinance hearing before you inform all homeowners

for our records

Wayne Chen
Acting Division Manager
City of San Jose Department of Housing
200 East Santa Clara Street, 12th Floor
San Jose, CA 95113
wayne.chen@sanjoseca.gov | www.sjhousing.org
ph: 408.975.4442

Our mission is to strengthen and revitalize our community through housing and neighborhood investment.

Follow us on Twitter!

From: Dan Pan [REDACTED]
Sent: Friday, October 16, 2015 10:20 AM
To: The Office of Mayor Sam Liccardo; Jones, Chappie; Kalra, Ash; Peralez, Raul; Nguyen, Manh; Carrasco, Magdalena; Oliverio, Pierluigi; Nguyen, Tam; Herrera, Rose; Rocha, Donald; City Clerk; Fedor, Denelle; Chen, Wayne
Subject: Please stop rent ordinance hearing before you inform all homeowners

Dear Mayer, Vice Mayor and Councilmen,

San Jose Rent Control was started from July 1979, 36 years ago. What you are doing now, is a drastic change, not something minor. To many property owners like us, this will largely impact our property value, reduce our rental income, change our business practices, or even force us to quit the rental business. For lots of us, this means the money for kids' education, or retirement income, or medical bills. For such an important issue, did the City send formal notice to inform each related property owners? We got to know this is because we are a group of hundreds small property owners, and a few of our group members happen to know it.

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We urge you to formally notify each and every property owner who are going to be impacted, including all the duplex owners. If Just Cause Eviction is part of the discussion, the City should inform all the rental property owners including single family, townhouse and condo owners. We urge you to hold the process and wait till all the property owners have received a notice from the City and have a chance to voice their concerns to the City and their councilmen.

Thanks a lot!

Dan

Fulton, Sara

From: Chen, Wayne
Sent: Friday, October 16, 2015 10:26 AM
To: Grabowski, Ann
Subject: Fw: Please stop rent ordinance hearing before you inform all homeowners!

for our records

From: Zhuozi Ye [REDACTED]
Sent: Friday, October 16, 2015 10:23 AM
To: Kalra, Ash; Peralez, Raul; Nguyen, Manh; Carrasco, Magdalena; Oliverio, Pierluigi; Nguyen, Tam; Herrera, Rose; Rocha, Donald; City Clerk; Fedor, Denelle; Chen, Wayne
Subject: Please stop rent ordinance hearing before you inform all homeowners!

>
>> Dear Mayor, Vice Mayor, and Councilmen,
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>> San Jose Rent Control was started from July 1979, 36 years ago. What you are doing now, is a drastic change, not something minor. To many property owners like us, this will largely impact our property value, reduce our rental income, change our business practices, or even force us to quit the rental business. For lots of us, this means the money for kids' education, or retirement income, or medical bills. For such an important issue, did the City send formal notice to inform each related property owners? We got to know this is because we are a group of hundreds small property owners, and a few of our group members happen to know it.
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>>
>> Sincerely,
>>
>> Zhuozi Ye
>>
>> Sent from my iPhone

Fulton, Sara

From: Chen, Wayne
Sent: Friday, October 16, 2015 11:10 AM
To: Grabowski, Ann
Subject: Fw: Please stop rent ordinance hearing before you inform all homeowners!

for our records

From: julie Duan [REDACTED]
Sent: Friday, October 16, 2015 10:41 AM
To: The Office of Mayor Sam Liccardo; Jones, Chappie; Kalra, Ash; Peralez, Raul; Nguyen, Manh; Carrasco, Magdalena; Oliverio, Pierluigi; Nguyen, Tam; Herrera, Rose; Rocha, Donald; City Clerk; Fedor, Denelle; Chen, Wayne
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Sincerely,

Yunlei Duan

Fulton, Sara

From: Chen, Wayne
Sent: Friday, October 16, 2015 11:48 AM
To: Grabowski, Ann
Subject: Fw: Please stop rent ordinance hearing before you inform all homeowners!

From: Hongqi Li [REDACTED]
[REDACTED]

To: The Office of Mayor Sam Liccardo; Jones, Chappie; Kalra, Ash; Peralez, Raul; Nguyen, Manh; Carrasco, Magdalena; Oliverio, Pierluigi; Nguyen, Tam; Herrera, Rose; Rocha, Donald; City Clerk; Fedor, Denelle; Chen, Wayne
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Sincerely,
Hongqi Li

Fulton, Sara

From: Chen, Wayne
Sent: Friday, October 16, 2015 1:04 PM
To: Morales-Ferrand, Jacky
Cc: Grabowski, Ann
Subject: Fw: San Jose Rent Control

Jacky, let's discuss the input received about notification.

From: [REDACTED]
Sent: Friday, October 16, 2015 12:58 PM
To: The Office of Mayor Sam Liccardo; Jones, Chappie; Kalra, Ash; Peralez, Raul; Nguyen, Manh; Carrasco, Magdalena; Oliverio, Pierluigi; Nguyen, Tam; Herrera, Rose; Rocha, Donald; City Clerk; Fedor, Denelle; Chen, Wayne
Cc: shuanglee8@gmail.com
Subject: San Jose Rent Control

Dear Mayor, Vice Mayor, and Councilmen,

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Best Regards
Shuang Lee



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This email has been checked for viruses by Avast antivirus software.

www.avast.com

Fulton, Sara

From: Chen, Wayne
Sent: Friday, October 16, 2015 4:46 PM
To: Grabowski, Ann
Subject: Fw: Please stop rent ordinance hearing before you inform all homeowners!

Wayne Chen

Acting Division Manager
City of San Jose Department of Housing
200 East Santa Clara Street, 12th Floor
San Jose, CA 95113
wayne.chen@sanjoseca.gov | www.sjhousing.org
ph: 408.975.4442

Our mission is to strengthen and revitalize our community through housing and neighborhood investment.

[Follow us on Twitter!](#)

From: Kevin Xiao [REDACTED]
Sent: Friday, October 16, 2015 4:42 PM
To: The Office of Mayor Sam Liccardo; Jones, Chappie; Kalra, Ash; Peralez, Raul; Nguyen, Manh; Carrasco, Magdalena; Oliverio, Pierluigi; Nguyen, Tam; Herrera, Rose; Rocha, Donald; City Clerk; Fedor, Denelle; Chen, Wayne
Subject: Please stop rent ordinance hearing before you inform all homeowners!

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Sincerely,
Kevin Xiao

Fulton, Sara

From: Chen, Wayne
Sent: Friday, October 16, 2015 4:46 PM
To: Grabowski, Ann
Subject: Fw: Please stop rent ordinance hearing before you inform all home owners!

Wayne Chen

Acting Division Manager
City of San Jose Department of Housing
200 East Santa Clara Street, 12th Floor
San Jose, CA 95113
wayne.chen@sanjoseca.gov | www.sjhousing.org
ph: 408.975.4442

Our mission is to strengthen and revitalize our community through housing and neighborhood investment.

[Follow us on Twitter!](#)

From: Wei Huang [REDACTED]
Sent: Friday, October 16, 2015 3:50 PM
To: The Office of Mayor Sam Liccardo; Jones, Chappie; Kalra, Ash; Peralez, Raul; Nguyen, Manh; Carrasco, Magdalena; Oliverio, Pierluigi; Nguyen, Tam; Herrera, Rose; Rocha, Donald; City Clerk; Fedor, Denelle; Chen, Wayne
Subject: Please stop rent ordinance hearing before you inform all home owners!

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It's probably not a legal requirement to send formal notifications to the property owners, however, shouldn't the City show some respect to its tax payers? We are paying property tax, parcel tax, business tax and income tax to the City of San Jose! The City should give each property owner a chance to attend and speak on the workshop, or community input, or whatever you call it! Otherwise this entire workshop is unfair and meaningless.

A few weeks ago, we got letters from the City telling us that garbage fee will go up for a few dollars. The City send the notification to all property owners since owner pays the garbage bills. Just yesterday, we got "Community Meeting Invitation" (File # HA06-037-04) asking us to attend the meeting regarding rezoning. These are all very nice and we thank you for your work! However, Rent

Control changes are 10000+ times more important to us, why didn't you do the same?

We urge you to formally notify each and every property owner who are going to be impacted, including all the duplex owners. If Just Cause Eviction is part of the discussion, the City should inform all the rental property owners including single family, townhouse and condo owners. We urge you to hold the process and wait till all the property owners have received a notice from the City and have a chance to voice their concerns to the City and their councilmen.

Sincerely,
Wei

Fulton, Sara

From: Chen, Wayne
Sent: Friday, October 16, 2015 4:46 PM
To: Grabowski, Ann
Subject: Fw: Please stop rent ordinance hearing before you inform all homeowners!

Wayne Chen

Acting Division Manager
City of San Jose Department of Housing
200 East Santa Clara Street, 12th Floor
San Jose, CA 95113
wayne.chen@sanjoseca.gov | www.sjhousing.org
ph: 408.975.4442

Our mission is to strengthen and revitalize our community through housing and neighborhood investment.

[Follow us on Twitter!](#)

From: Betty Bai [REDACTED]
Sent: Friday, October 16, 2015 3:35 PM
To: Nguyen, Manh; The Office of Mayor Sam Liccardo; Kalra, Ash; Jones, Chappie; Peralez, Raul; Carrasco, Magdalena; Oliverio, Pierluigi; Nguyen, Tam; Herrera, Rose; Rocha, Donald; City Clerk; Fedor, Denelle; Chen, Wayne
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From: helen zheng [REDACTED]
Sent: Friday, October 16, 2015 3:34 PM
To: The Office of Mayor Sam Liccardo; Jones, Chappie; Kalra, Ash; Peralez, Raul; Nguyen, Manh; Carrasco, Magdalena; Oliverio, Pierluigi; Nguyen, Tam; Herrera, Rose; Rocha, Donald; City Clerk; Fedor, Denelle; Chen, Wayne
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Regards
Helen Zheng

Sent from my iPhone

Fulton, Sara

From: Chen, Wayne
Sent: Tuesday, October 20, 2015 12:41 PM
To: Grabowski, Ann
Cc: Morales-Ferrand, Jacky
Subject: Fw: This Saturday! Advisory Committee Meeting - Apartment Rent Ordinance
Attachments: Rental Rate Recovery Time-Periods.pdf

Hi Ann- do we need to add a public correspondence section to agendas going forward? Although not on the agenda for Wednesday, is there a way to provide at the meeting what we've received from the public/Committee members? Michael showed the attached on Saturday and I said that we can share the document as public correspondence. It doesn't belong in this week's powerpoint because we don't have unfinished business from Saturday. Let me know your thoughts.

Wayne

From: Michael Pierce [REDACTED]
Sent: Tuesday, October 20, 2015 12:34 PM
To: Haase, Maria; Chen, Wayne
Cc: Howard, Josh
Subject: RE: This Saturday! Advisory Committee Meeting - Apartment Rent Ordinance

Jacky & Wayne,

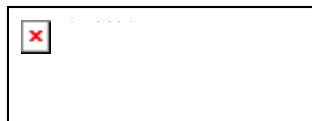
Attached is a PDF file which illustrates the rental rate recovery time periods which I brought up during the meeting on Friday October 17, 2015.

Will it be possible to have this information included in the PowerPoint display during our discussion on Wednesday? This document serves to illustrate very clearly how long it takes to have the rental rate recover using different annual percentage increase caps on rents.

Regards,

Michael

Michael D. Pierce, President
CA BRE License #01190465
Prodesse Property Group
Prodesse Investments, Inc.



Visit our rental portal at <http://residential.eprodesse.com>

From: Jacky Morales-Ferrand, Interim Director of Housing [mailto:maria.haase@sanjoseca.gov]
Sent: Friday, October 16, 2015 5:14 PM
To: Michael Pierce
Subject: This Saturday! Advisory Committee Meeting - Apartment Rent Ordinance



October 16, 2015



Dear Valued Community Members and Partners:

The Advisory Committee for the Apartment Rent Ordinance will meet tomorrow, Saturday, October 17, to provide input to staff on various aspects of the ordinance. Details on the location and time are as follows:

**October 17, 2015
10:00am - 2:00pm
San Jose High School Cafeteria
275 N. 24th Street, San Jose 95116**

Parking is available along Bulldog Boulevard or across Julian Street by the Gymnasium. Please use the underground walkway to ensure your safety in crossing the street. The Cafeteria is located along 24th Street. Directional signage will be provided.

The agenda can be found by visiting the Housing Department's [website](#) or by clicking on "Agenda" located in the last column in the row of the October 17 meeting details below.

The full meeting schedule of the Advisory Committee is as follows:

Date*	Time	Location	Agendas & Minutes
Wednesday, September 30	6:00 - 8:30pm	Roosevelt Community Center	Agenda
Wednesday, October 7	6:00 - 8:30pm	Roosevelt Community Center	Agenda
Wednesday, October 14	6:00 - 8:30pm	Roosevelt Community Center	Amended Agenda
Saturday, October 17	10:00am - 2:00pm	San José High School - Cafeteria (moved from Council Chambers)	Agenda
Wednesday, October 21	6:00 - 8:30pm	San José City Hall Wing 118-120	Agenda
Saturday, October 24	10:00am - 2:00pm	San José City Hall - Council Chambers	CANCELED
Wednesday, October 28	6:00 - 8:30pm	San José City Hall - Council Chambers	
Saturday, October 31	10:00am - 2:00pm	San José City Hall - Council Chambers	
Wednesday, November 4	6:00 - 8:30pm	Roosevelt Community Center	
Saturday, November 7	10:00am - 2:00pm	San José City Hall - Council Chambers	
Monday, November 9	6:00 - 8:30pm	San José City Hall - Council Chambers	

Visit our [website](#) for up-to-date meeting information.

In addition to the Committee meeting agendas, the Committee roster, materials, and minutes for the Advisory Committee meetings will be posted on our [website](#). To receive automatic e-mails with information and updates related to the ARO process and upcoming meetings, please sign-up by clicking [here](#) and selecting "2015 Apartment Rent Ordinance Update" on the following page.

If you have general questions regarding this process, please contact Wayne Chen at 408-975-4442 or wayne.chen@sanjoseca.gov. To request an accommodation for this meeting or an alternative format for any related printed materials, please contact Ann Grabowski at 408-794-7472 or ann.grabowski@sanjoseca.gov or 408-294-9337 (TTY) as soon as possible, but at least three business days before the meeting.

We hope you will continue to join us as we work together on this important issue.

Jacky Morales-Ferrand
Interim Director, Housing Department

City of San Jose - Housing Department
408-535-3860
www.sjhousing.org

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City of San Jose Housing Dept. | 200 East Santa Clara Street | San Jose | CA | 95113

Apartment Rent Control Advisory Board – Comments Oct. 21, 2015

All statements made by the Committee and the Public are anecdotal. The city housing personnel has done a lot of work categorizing, organizing and presenting, but I fear they are working from a false premise; the claim that landlords are gouging tenants under the control of the city's Apartment Rent Control.

The ARO controls only rental units built before 1979 some 48,500 out of total 122,000 rentals; that's 39%. The current desire is to include 5,500 duplexes, now excluded. No one seems to remember why they were left out, perhaps because about 1,500 are owner occupied. This would add approximately 8,000 making 56,500 ARO units.

The only way to prove this is not by public testimony of admittedly biased individuals or city employees, but to survey the subjects. A consultant has been hired to recommend a course of action. Here are some things necessary for fairness:

1. The survey of landlords and tenants must verify current rents for each unit, the percentage of the last two (12 month) raises 8% or under. Were capital repairs completed in the last two years?
2. The survey must only be directed to ARO units, since only they are affected.
3. Duplexes should be kept in their own subcategory because they are targeted to be drawn into ARO.
4. The city knows which properties are under their ARO and who the owners are, they could mail to everyone or take a random sampling.
5. Bear in mind that all these properties are over forty years old and require extensive repair, remodeling and maintenance to compete with newer properties. Here are some of those updates:
 - a. Roof
 - b. Water lines
 - c. Windows (dual pane)
 - d. Drive ways and side walks
 - e. Fences
 - f. Kitchens and baths

There is the possibility that even if the raises show a 4% or 6% raise history, the aim would still be to stifle rental income. The thought is pushing to the forefront that putting a cap on rents placates tenants (though that's not going to happen because the prices are already too high) and relieves some of the pressure from the lack of affordable housing. Instead of the city buying foreclosed properties, revising its granny unit regulations or actually building something, it's so much easier to revise rent control.

I do not advocate any change in the existing rental ordinance. I believe it has worked and I believe that a true accurate and survey will bear me out.

I am, however, against the inclusion of duplexes under ARO for the following reasons.

1. The owners of duplexes are people, who purchased one as an investment and are relying on it to augment their retirement. They have only one rental.
2. They are not corporations.
3. The age of their property requires more maintenance.
4. Most manage the property by themselves or seek professional management later in life or in retirement.
5. According to city statements some 1,500 out of a total 5,500 live in their unit.
6. These owners tend to be the least able financially to take the expenses of housing.

It is clear that many in our city are hard pressed for housing to the point of desperation. There is an advocacy that looks to freeze property rents. It is dangerous and we need to be careful. The following is viewed in its worst light in an effort to give reasons for caution:

1. The city is asking 39% of its ARO community to essentially solve a problem that should be shouldered by 100% of the entire population, like food stamps or housing vouchers. Controlling a person's ability to survive by denying economic means is tantamount to an "unconstitutional taking."
2. If you reduce the 8% rent cap to 2%, you are at zero, because the inflationary rate in the US has been 2%.

3. The very complicated pass through provisions for capital improvements (roof, water pipes, etc) allow only up to 50% maybe The only example given to the committee allowed 24% of a capital improvement. If this is removed, where does the money come from?
4. Is there here a presumption of wealth? Consider the following:
 - a. An estimate to Repipe a duplex is \$15,000.
 - b. The owner will have to borrow the amount at 6%, for five years at \$290 a month.
 - c. She can only hope for up to 50%. \$145 divided by two tenants \$72 each.
 - d. If the total rent cap is 2% on rents of \$1,600 that's an additional \$32.
 - e. There is mention of maximum increases, which is confusing but \$104 raise is 6.5%. With the hardship consideration, what are the owner's chances?
 - f. If this capital improvement or debt pass through is weakened or dropped and the total rent cap is reduced, the owner may just repair piece by piece. Expand that to include roof, paint, concrete etc.
 - g. A reduction in the annual rent cap will place more reliance on the petitions for capital improvement and debt pass through. If these too are weakened it will lead to maintenance reduction and disaster.

Another issue that really is bothersome is the call for increased city personnel positions in the expanded program. One estimate stated there would be four new housing employees.

1. At \$100, 000 each the \$400,000 would be funded by the 48,500.'
2. I have been informed that only the 48,500 would fund the positions. I thought that even those rentals not in the ARO pay the city an amount based on the number of units. Also, if the ARO and those outside are polled for information, the entire body of rentals should fund any new positions.
3. I would rather support \$400,000 supplemented by \$400,000 from the city and used to relieve tenants in desperate circumstances.

Thank you for listening.

David Eisbach, broker, Amber Realty and Property Management [REDACTED]

Rental Rate Recovery Time-Periods

Annual Allowable Increase	8.00%					
Market Rent Change	-25.00%					
Year	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
Resident's Rent	\$ 1,500	\$ 1,125	\$ 1,215	\$ 1,312	\$ 1,417	\$ 1,531

Annual Allowable Increase	7.00%						
Market Rent Change	-25.00%						
Year	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
Resident's Rent	\$ 1,500	\$ 1,125	\$ 1,204	\$ 1,288	\$ 1,378	\$ 1,475	\$ 1,578

Annual Allowable Increase	6.00%						
Market Rent Change	-25.00%						
Year	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
Resident's Rent	\$ 1,500	\$ 1,125	\$ 1,193	\$ 1,264	\$ 1,340	\$ 1,420	\$ 1,506

Annual Allowable Increase	5.00%							
Market Rent Change	-25.00%							
Year	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
Resident's Rent	\$ 1,500	\$ 1,125	\$ 1,181	\$ 1,240	\$ 1,302	\$ 1,367	\$ 1,436	\$ 1,508

Annual Allowable Increase	4.00%									
Market Rent Change	-25.00%									
Year	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>
Resident's Rent	\$ 1,500	\$ 1,125	\$ 1,170	\$ 1,217	\$ 1,265	\$ 1,316	\$ 1,369	\$ 1,423	\$ 1,480	\$ 1,540

Annual Allowable Increase	3.00%											
Market Rent Change	-25.00%											
Year	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>
Resident's Rent	\$ 1,500	\$ 1,125	\$ 1,159	\$ 1,194	\$ 1,229	\$ 1,266	\$ 1,304	\$ 1,343	\$ 1,384	\$ 1,425	\$ 1,468	\$ 1,512

Annual Allowable Increase	2.00%																
Market Rent Change	-25.00%																
Year	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	<u>16</u>
Resident's Rent	\$ 1,500	\$ 1,125	\$ 1,148	\$ 1,170	\$ 1,194	\$ 1,218	\$ 1,242	\$ 1,267	\$ 1,292	\$ 1,318	\$ 1,344	\$ 1,371	\$ 1,399	\$ 1,427	\$ 1,455	\$ 1,484	\$ 1,514

Fulton, Sara

From: [REDACTED]
Sent: Thursday, October 22, 2015 9:49 AM
To: Grabowski, Ann
Subject: Public Correspondence for ARO

Hello,

My name is Son Nguyen. My wife and I have rental properties in San Jose. While we understand the issues with housing supply demand and the rising housing costs, we are concerned with the additional regulation and restrictions placed on the rental market in San Jose. We welcome additional studies and hope the council takes the considerations of both sides of the rental market. After all, the USA is a free country based on capitalism and free trade.

1) Fewer Rental Properties

If the new rent control is too restrictive, it can make owning rental properties unattractive. In that case, we will choose not to invest in San Jose and will consider other cities/areas with a more reasonable and business-friendly environment. If more property owners do this, there will be fewer available rental properties in San Jose and thus make the housing shortage problem worse and raise the market rent even higher.

2) Fewer Improvements on Existing Properties So far, our aim is to make tenants happy and stay for long as we do not want high turn-over and keep finding new tenants. Therefore, we do frequent remodeling, upgrade and very fast on repairs. However, if the rent is controlled too tightly, we might perform only the necessary repairs and not the upgrades. If the tenants are not happy, they are welcome to leave so we can get new tenants at the current market rate. We really don't want to do that but will have to consider that option if there are no other acceptable choices. I don't think that scenario is the intention of the council or the law.

3) More Frequent Rent Increases

Also so far, we did not raise the rent on existing tenants to the 8% allowed or even raise it every year. But with a more restricted rent control, we'll have no other choice but to enforce a strict and automatic yearly rent increase up to the maximum amount allowed by the law. This up-to-the-limit increase is to ensure that we can catch up with the current/market rent.

Thanks for your time and for listening to our concerns. We hope the council will give fair considerations for property owners as it is simply not pure profit like many people think. We have many bills to pay like big mortgages (it's big and expensive for everyone, both homeowners and also investors and we do not pass-through debt service even it's an option), property taxes, utilities, repair personnel, property managers, contractors, cleaners, landscapers, etc.

We strongly believe a public outreach letter should be sent to all the property owners on the multiple housing roster list to update them about the current proposal and its status/progress. This will help deliver a fair, balanced and transparent solution.

Sincerely,
Son Nguyen

Rent Control Advisory Committee - October 28, 2015

For forty-five years the San Jose's Apartment Rent Ordinance has worked.

1. Four Members of the Housing Staff have managed the 45,500 properties under the program quite well.
2. In that time there has been one successful pass-through of 24% (the ordinance allow only up to 50%), which shows that it has not been used.
3. I think the ARO should remain absolutely untouched, with duplexes remaining exempt.

If the City followed the wishes of the tenant interests:

1. Reducing the 8% to 2% (the annual inflation rate) leaves Owners Zero.
2. If the improvement pass-through (which allows only up to 50%) is dropped that leaves the Owner with Zero.
3. If the debt service pass-through is dropped, the Owner has Zero.
4. If the Owner has Zero, what's left for the Tenants?

Since older properties (built before 1979) cannot compete in rents with newer properties,

1. A survey of Only ARO properties must be taken for actual rents.
2. A separate survey of duplexes (because they are being considered for inclusion in the ARO), should be polled separately.
3. Something of such importance should call for a general mailing to all Owners of ARO properties and Owners of Duplexes.

David Eisbach, Broker, Amber Realty deisbach@sbcglobal.net

Apartment Rent Control Advisory Board – Comments Oct. 21, 2015

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Thank you for listening.

David Eisbach, broker, Amber Realty and Property Management [REDACTED]

From: [Karen Lynn](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [Oliverio, Pierluigi](#); [District7](#); [Herrera, Rose](#); [District9](#); [District 10](#); [Carrasco, Magdalena](#); [Khamis, Johnny](#); [Chen, Wayne](#); [Grabowski, Ann](#); [Morales-Ferrand, Jacky](#)
Cc: [Jones, Chappie](#); [Seagraves, Chelsey](#)
Subject: Tenant feedback - Do not approve Rent Control for San Jose
Date: Wednesday, November 18, 2015 10:05:07 AM

Dear Mayor Liccardo, Councilmembers, and San Jose Housing Authority:

I am writing to ask that the San Jose City Council to **NOT IMPLEMENT** the proposed rent control ordinance. With rent control, tenants face unlimited threats to the safety of their neighborhood, decrease in the attractiveness to maintain the community, rent increases and unregulated evictions. I believe that a more integrated, holistic approach that engages solutions that benefit tenants, landlords and residents in a solution that benefits the entire community.

I've been a resident of the Blackford neighborhood in West San Jose for over seven years. I live in a building built after 1979. The rent ordinance proposed by the City Council would make my building rent controlled. With rent that low, it provides incentives for people to not move. It also means that people with criminal or questionable backgrounds could remain in the neighborhood for the long term. That calls into question the safety of the community.

A recent MIT study from 2014 on the impact of rent control after it was banned in Boston, MA starting in 1995. The main finding was a 16% increase in the value of residential units after rent decontrol. They also found that rent controlled properties were valued at a substantial discount, up to 13-25% of the assessed property values. The perceived value of the property and worth of the neighborhood seems to increase once rent control was eliminated. The same study also referenced how home values can decrease 2.3% when criminals live in a neighborhood. (<http://economics.mit.edu/files/9760>) Based on the median home sale price in San Jose, that can be a decrease of nearly \$20,000 per home. Residents can see the culture and deterioration of the community over time because of rent control.

These are major considerations for property owners. Tenant advocacy groups represented in the City Council meetings are focused on only a portion of the population. According to the National Multifamily Housing Council, only 22% of the San Jose residents dwell in apartments; approximately 220,000 residents. That leaves 78% of the community who live in other different housing. (<http://nmhc.org/Content.aspx?id=4708>) I did not hear any residents who live near rent controlled units represented in the City Council and Housing Authority meetings. Not all social and economic populations are being included in these events.

There were many tenants at the City Council meeting on Sept. 1, 2015 who said that it was obvious that the people who attended the meeting were the ones that mattered, stating it was exemplified by tech industry workers from companies like Apple and Google not attending the meeting. I am one of those often vilified local tech employees. I cannot attend City Council meetings conducted while I work. But, I deserve equal consideration as given to tenants represented by advocacy groups. I'm no different than other residents in the community. I work 50+ hours a week, vote, pay taxes and contribute to our community in any way I can.

Many of the tenants, their advocacy and political groups forget that it's not just tenants who feel the impact of rent control. The conversation right now seems to be one-sided and focused on the short-term gains. From what I have heard at City Council and Housing Authority advisory meetings, it is the tenant advocacy groups that are out to protect tenant rights and not factor in property owners. Most of the property owners who spoke at meetings were small companies, family-run organizations or individual owners. The owners reflect the same diversity of the tenants. They are hard working individuals who work hard to maintain their properties. They are elderly, speak with thick accents, come from all different ethnicities—comparable to the same tenants who came to meetings. They use the income they make from property to support their families and supplement income. They were afraid of retaliation from their tenants, just as tenants fear the same response from their landlords.

Most of the tenants at meetings understandably spoke out against larger property management companies that are often negligent and unethical when dealing with tenants. The tenants made emotional pleas and quoted information that I question since they did not disclose those sources while speaking. This is extremely disappointing that there is limited concerted effort to find a solution that benefits and takes into account all tenants and residents.

The biggest concern I have is that Councilmember Peralez suggested a cap of 2-3% per year on rent increases and expand Section 8 subsidized housing for apartments built between 1979 and 1995. He believes that housing is a "human right." I do not agree with this. It would require property owners to subsidize low income tenants. I do not think it is fair to pass the cost of me residing in this area on property owners. I would not want that imposed on me if I was a landlord. I would want to stay in business. But if rent control were to go into effect for a building like mine, I do not know how I could cover my costs with increases in the cost of utilities, capital and investment projects to improve a building constructed over 35 years ago. With rent control, I would be capped at how much I could make to cover my expenses and also invest in the building long-term.

Furthermore, the City Council pass through credits approval that is entirely subject to the approval of the Housing Authority. That means I would have to bear the entire cost and limited funding if all maintenance and improvement costs are only allowed via the pass thru credits. There is no incentive or feasible in the long run for me to continue operating. I would be forced to sell my property. This could be the situation which many landlords will face if rent control is instituted.

Once the rent control units are gone, and because of the Costa Hawkins Rental Housing Act, new residential units will not be subject to rent control, and fewer units with rents at market or lower than market rates. San Jose is then repeating a vicious cycle of reducing the availability and number of rent controlled units open to the community. It means increased displacement of tenants in the long-term because simple economics when supply does not meet demand, and another confirmation of how rent control does not work.

Now, with rent increases continuing year over year, the City Council needs to look at the larger picture and come up with a solution that will address the issues for tenants,

landlords and neighboring residents. This should be a combination of income based housing and new housing from recently developed communities. Former two-term Councilmember Judy Chirco wrote an editorial that echoed the need for real solutions to the housing challenges in San Jose. She suggested sticking to the General Plan for creating high density housing units along transit corridors and downtown. (http://www.mercurynews.com/opinion/ci_28350836/judy-chirco-rent-control-change-will-hurt-responsible)

Perhaps large companies could be encouraged to build affordable housing for their employees, and other cities to start building housing in their own cities to relieve the burden being placed upon San Jose. Or, perhaps developers of new housing units could receive a tax incentive to reserve a portion of their units for income-based eligibility and allocate rent on a sliding scale based on the income level. Or, the fee that the City Council adopted in Nov. 2014 could be used to provide permanent subsidies for new housing instead of taking over aged apartment buildings.

I understand that this is a contentious, emotionally charged issue. I ask Mayor Liccardo and the City Council to look at the facts from all sides of the situation to find a solution based on logic, not emotional pleas, that will help San Jose for the long term. That means reconsidering rent control and finding a better, holistic approach to solving the housing crisis.

There has to be a better solution than taking a stance completely on the tenant side or the landlord side. I urge the City Council and Housing Authority to take this into account and include all residents of San Jose in their decision making.

Thank you for your attention to this important issue. I appreciate the effort being made to review the current housing crisis in San Jose.

With kind regards,

Karen Lynn

[REDACTED]

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Cheers,

Karen Lynn

[REDACTED]

****Stay hungry, stay foolish. --Steve Jobs****

From: [Edward Lynn](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [District2](#); [District3](#); [District4](#); [District5](#); [Oliverio, Pierluigi](#); [District7](#); [Herrera, Rose](#); [District9](#); [District 10](#); [Carrasco, Magdalena](#); [Khamis, Johnny](#); [Chen, Wayne](#); [Grabowski, Ann](#); [Morales-Ferrand, Jacky](#); [Jones, Chappie](#); [Seagraves, Chelsey](#)
Subject: The current rent control issue
Date: Monday, December 07, 2015 2:58:13 AM

To the City Council of San Jose:

You are planning to enact a 3 point policy targeting one segment of the residential rental property market in San Jose. The properties affected include all such properties from duplexes on up to the largest apartment complexes built prior to 1979. I note duplexes because one of your councilmen seems to want to add those in..

The 3 points are:

1. Requiring all such rentals to accept Section 8 applicants.
2. Restriction on rent increases, limiting such to 2.0 % per year instead of the 8.0 % cap currently in force.
3. A "just cause" rule that would severely restrict property owners' means to remove problem tenants.

Point 1. Making a move to force Section 8 on property owners will mean that the government, as represented by the City Council, will put price controls on rental properties and will restrict an owner's ability to remove recalcitrant tenants who are then free to degrade the property with impunity. Essentially the move will lead to unfairly hurting good tenants who will then move, leaving the owner with the short end of the stick. It will also deteriorate neighborhoods and cause a rise in crime. This will cause property values to decrease, effectively destroying what an owner has worked many years to achieve.

Point 2. The local rental market has managed to endure the 8.0 % rent increase restriction over the past few years. However, limiting rental increases to 2.0 % per year will negatively impact owners' ability to maintain and improve their property to provide decent living conditions and to comply with regulations set by the city of San Jose. If the Council wishes to have property owners continue to stay in business, then it will need to consider regulating how much vendors are allowed to charge property owners for their services. That means plumbers, electricians, painters, roofers, and other service providers will need to be regulated by the City Council. This means wage and price controls will need to be put into usage. Such a state of affairs won't please the unions. Besides, wage and price controls were tried by the late President Richard M. Nixon back in 1968-69. They were a dismal failure.

Leaving property owners stuck in the middle will gradually squeeze them into the red zone where they can't break even. You may not care whether owners stay in business; but, ultimately everyone loses, including the city government.

Point 3. A "just cause" rule favors troublesome tenants who will know how to game the system to their exclusive advantage. As the owner of one duplex, I can tell you I don't have the deep pockets needed to hire a lawyer to solve the problem of a bad tenant. If you go with "just cause," you will create a problem that I may not be able to solve. You stack the deck in favor of the tenant.

This brings us to my issue with your plan.:

Your plan negatively impacts me as a small property owner of a duplex. My wife and I bought it in 1982. We lived in it for 10 years until we could afford to put a down on a house. We want to be able to count on the income from it to help supplement a modest retirement someday. I've never increased rent 8.0 % on my two tenants.

Ultimately, your move will decrease property values for all owners affected. It violates the spirit of the 4th Amendment of the Bill of Rights of the Constitution of the United States which states that a person shall be secure in his person and property from unlawful search and seizure. By what you do, you effectively take the first step toward confiscating what I own.

Sincerely,

Edward A. Lynn

Rent Control, the Second Phase 12/7/15

The City Council has called for a possible change to the Apartment Rent Ordinance. Let's take the worst case scenario: The cap on annual rent raises is reduced from 8% to 2%; the pass through on high maintenance or capital improvement cost along with debt service both allowing no more than 50% is reduced to zero.

The government's core inflation excludes fuel and food, as if none of us is affected. It's not like all of us do not see that our living costs will go up over 2% this year. A rental property has all the expenses that you have, except for food. Indeed rentals have advertising, bookkeeping and government regulations to deal with. The property taxes will rise 2%, trash, water and electricity are volatile and the plumber, appliance repair, electrician and landscaper are not dropping their charges. A side note is that California regulations require condominium communities to collect an amount to build reserves to pay for a new roof, paving or decks. Older properties built before 1979 have higher maintenance costs 45% to 50% vs. 30% to 35%. Older properties do not get the same rents as the newer post-1979. The last item "Just Cause Evictions" turns evictions into expensive court battles between a tenant and landlord. .

If an owner cannot afford to meet emergencies, perform normal maintenance, or make improvements to a property, he/she can use their savings, put off improvements, meet only emergencies or sell. If the future is obscure, the owners may sell. If a person buys such an encumbered property, it will be heavily discounted. The new sales price will be considerably less as will the property tax. The City will have engineered a decline in its own income. The property will deteriorate over time; the good tenant will have fled leaving the troublesome one because the court battle will have no tenant witnesses. The present ARO covers eviction for raising rents situation. Then the resale cycle begins again.

David Eisbach Broker/Owner

Amber Realty & Property Management [REDACTED]

Metro Editor:

Jennifer Wadsworth's article "Just Cause" suffers from covering one person's experience. I don't condone slumlord behavior. In the case of mice, bedbugs, roaches or any vermin, the landlord is required to take action by State law (as well as the city civil code). Ms. Galvan could have notified the owner in writing, giving him time to cure the problem, then she could pay for mice eradication and deduct it from the rent. (the same with a stove) If the owner reacts with an eviction, the tenant's defense is called "Retaliatory Eviction," which can be disastrous for the owner. The \$950 rent for a "tiny" apartment doesn't say whether it's a studio, one or two bedroom.. The 8% raise is \$76. Did the owner raise it 8% last year and the one before? If this is a fourplex and mice are involved, it will not be solved in one visit and will extend to all the units. The reporting of 1,549 evictions in five years insinuating that owners won't report so they can raise rents to market, because the city doesn't check is suggesting owners don't follow the law. Using the 1,549 over 5 years is 302 evictions per year divided by the 44,000 units under rent control is .00686. Where does one get average rents of "\$2,856 overall and \$2410 for a one-bedroom?" It certainly isn't Galvan's unit. There are 122,000 rental units, only 44,000 of these built before 1979 are under rent control. Older properties require more maintenance and they do not get the same rents as the newer. When rents are surveyed a research company is used, they get their information from the new multiple units with the easiest access. Owners have offered San Jose Housing actual rents of controlled properties, but the reception was rather tepid. The two main flaws in the argument are the San Jose City Council is asking owners of older rentals properties (39% of the total units) by using the high rents of the 61% non-controlled unit's to support their argument. The frustration in all of this is the fact that the tenants most affected, those tied to \$10 per hour jobs are already priced out of even the most reasonable rents.

This is a societal problem and should be shouldered by society.

David Eisbach